

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, August 10, 2016**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, August 10, 2016 at 6:12 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Greg Kuzmar, Kathy DeGuilio-Fox, Dominic Noce, Bill Leep, and Ed Dabrowski. Also in attendance were Attorney Carol Green-Fraley, Councilman Bernie Zemen, Redevelopment Director Cecile Petro, and School Town of Highland Commissioner Pat Krull entered at 6:25 PM.

General Substance of the Discussion

Eminent Domain

Commissioners had asked a number of questions regarding eminent domain at the last meeting and directed the attorney to provide answers at this meeting. Attorney Green-Fraley stated that she had tried to put information together, but had difficulty knowing how much information the RC needed because the eminent domain process can be a very lengthy, the process can vary greatly, and there are many unknowns. Several Commissioners requested a written document that outlines the steps for eminent domain, a timeline or flow chart showing the process, and disclaimers on areas that can vary greatly.

8620 Kennedy and 2711 & 2717 Condit

Attorney Green-Fraley will contact the owners and ask for a reply within thirty days. The letters will be sent certified with a return receipt.

8630 Kennedy

Attorney Green-Fraley will contact the real estate agent for the property and request a copy of the sale's contract.

Study Session ended at 7:40 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
August 10, 2016**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on August 10, 2016 at 7:41 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Kuzmar called the meeting to order. Taking minutes for the meeting was Director Petro.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Greg Kuzmar, Ed Dabrowski, Dominic Noce, Bill Leep, and Kathy DeGuilio-Fox. Also in attendance were Attorney Carol Green-Fraley, Councilman Bernie Zemen, School Town of Highland Commissioner Pat Krull, and Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Noce made a motion to approve the minutes as written for the Public Meeting and Study Session of July 13, 2016 and the Study Session of July 27, 2016. Commissioner Deguilio-Fox seconded the motion. **Motion carried by unanimous voice vote.**

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner DeGuilio-Fox made a motion to approve Resolution 2016-22, *A Resolution of the Highland Redevelopment Commission Ratifying the Purchase of a Bicycle Rack for the Downtown*. Commissioner Leep seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner Dabrowski made a motion to approve Resolution 2016-23, *A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 8608 Kennedy Avenue and Authorizing Appraisals on this Property, Pursuant to IC 36-7-14-12.2(A)(1) and IC 36-7-14-12.2(A)(12)*. **Motion passed by unanimous voice vote.**

Commissioner Dabrowski made a motion to add a resolution authorizing the sale of personal property obtained from real estate purchases to the agenda. Commissioner DeGuilio-Fox seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Dabrowski made a motion to approve Resolution 2016-24, *A Resolution of the Highland Redevelopment Commission Authorizing the Sale of Personal Property Obtained from Real Estate Purchases*. Commissioner Leep seconded the motion. **Motion passed by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Dabrowski made a motion to pay account payables as prepared in the amount of \$156,659.58. Commissioner Leep seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next Public Meeting will be held on September 14, 2016, at 7:00 PM. A Study Session will precede the Public Meeting at 6:00 PM and may follow the meeting. The next full Study Session will be held on August 27, 2016, at 6:00 PM. The next Highland Main Street meeting will be held on Thursday, September 1, 2016 at 6:30 PM. All meetings will take place in the town hall.

ADJOURNMENT: Commissioner Noce made a motion to adjourn the meeting. Commissioner Leep seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:47 PM.**
HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
August 10, 2016

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:49 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Greg Kuzmar, Dominic Noce, Kathy DeGuilio-Fox, Bill Leep, and Ed Dabrowski. Also in attendance were Attorney Carol Green-Fraley, Councilman Bernie Zemen, and Director Petro.

General Substance of the Study Session

8616 Kennedy Avenue

President Kuzmar reported that progress on the Town Theatre is on schedule. The Development Design (Phase II) will take one extra week; however the Construction Design (Phase III) will take one less week, if Commission review and approval is received in a timely manner. Once the bids are received (completing Phase III), then the Town Council will either approve or not approve going forward with construction. Commissioners also requested information on bonding, such as how long it will take for the process, the terms, amount of funds requested, and etc.

Town Council Ordinance #1627

The Commission will take up this issue at a later date.

Downtown Housing Study

The Commission will take up this issue at a later date.

2017 Preliminary Budget

The Director announced that she would like to increase the number of hours of the Redevelopment Commission Assistant. Commissioners asked for a list of present and additional duties that will be performed by the Assistant. The budget will be discussed at the next meeting.

Study Session ended at 8:40 PM.